

COUNTY OF YORK

MEMORANDUM

DATE: November 6, 2002 (BOS Mtg. 11/19/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-606-02, ZAC Enterprises (Sonic Restaurant)

ISSUE

This application requests a special use permit, pursuant to Section 24.1-306 (Category 11, No. 15) of the York County Zoning Ordinance, to authorize a 1,362-square foot drive-in restaurant on a 1.48-acre parcel located at 721 East Rochambeau Drive (Route F-137) and further identified as Assessor's Parcel No. 2-17-B. The property is located on the south side of East Rochambeau Drive, approximately 1,500 feet east of its intersection with Mooretown Road (Route 603).

DESCRIPTION

- ? Property Owner: Khan Properties East, L.L.C.
- ? Location: 721 East Rochambeau Drive (Route F-137)
- ? Area: 1.48 acres
- ? Frontage: Approximately 150 feet on East Rochambeau Drive
- ? Utilities: The property is currently served by public water and sewer
- ? Topography: Flat
- ? 2015 Land Use Map Designation: Economic Opportunity
- ? Zoning Classification: EO – Economic Opportunity
- ? Existing Development: Vacant

Surrounding Development:

North: County Well & Pump Station
East: Stormwater Management Pond
South: Lowe's & Wal-Mart (under construction)
West: Vacant

? Proposed Development: Drive-in restaurant

CONSIDERATIONS/CONCLUSIONS

1. The subject property is a pad site within the Cedar Valley Shopping Center, and is located north of the Lowe's and Wal-Mart (under construction) stores. The parcel is bounded by East Rochambeau Drive on its west side and by the northernmost driveway serving the shopping center on its southern perimeter. Two driveways would connect the facility's parking lot to the shopping center driveway, and there would be no direct access to East Rochambeau Drive. The restaurant operation is designed for food service at individual parking spaces (with menu boards and speakers), through a drive-in window and/or at an outdoor seating area. Twenty-six of the site's forty-one total parking spaces are designed with individual menu boards.
2. The Comprehensive Plan designates this area for Economic Opportunity, and the property is zoned EO – Economic Opportunity. This designation is intended to promote a mix of commercial, tourist-related and limited industrial uses, and emphasis is placed on capital- and labor-intensive uses. Thus far, new uses approved or proposed within the Lightfoot area and along the Lightfoot Road/Route 199/Mooretown Road corridors have been a mix of retail and hotel/resort tenants, as well as the future Williamsburg Community Hospital facility. The proposed restaurant use will add to the variety of uses within the area and would complement the large-scale retail merchants within the retail center. I am therefore of the opinion it is in keeping with the intent of land use goals of the Comprehensive Plan.
3. Section 24.1-473 of the Zoning Ordinance sets forth performance standards required of drive-in restaurants. These include provisions for adequate traffic circulation and submission of a traffic impact analysis. Such an analysis was submitted and approved for the overall retail center, which did include a potential drive-in restaurant on a pad site at the opposite end of the center. The subject pad site was evaluated for future use as a specialty retail center, which generates a much lesser peak traffic volume than a drive-in facility. Therefore, an amended study with revised trip generation figures for a drive-in restaurant on this pad site will need to be submitted in conjunction with the required site plan.

Upon the request of staff, the applicant has shown a sidewalk leading to the southeast corner of the site to provide for pedestrian traffic between the subject site and the

Wal-Mart store. Staff is coordinating with WalMart personnel to facilitate a connection on their property to the sidewalk in front of the store.

4. Section 24.1-473 contains a standard requiring site lighting that is compatible with the architecture of the principal building. Lighting for the facility is to be accomplished through the use of fixtures under the canopies attached to the main building and over parking spaces designed with drive-up menu boards. The applicant has indicated that pole lighting will not be used within their parking lot. Neon lighting will be installed surrounding the exterior perimeter of the canopies and on decorative poles located attached to the western side of the main building canopy. I am of the opinion that the proposed lighting facilities are in conformance with this standard.
5. Quality landscape and architectural design is emphasized in the Comprehensive Plan Sub-area Description for this area of the County as well as in the Economic Opportunity Land Use Designation section. The applicant is proposing a landscaped berm at the western end of the site that will be planted with a mix of evergreen and deciduous trees and shrubs. This landscape feature will serve to buffer the site from East Rochambeau Drive.

Architectural renderings of the proposed building illustrate façade treatments that are a combination of brick with red, white and yellow fascia. The applicant has submitted fascia samples which will coordinate with the Lowe's and Wal-Mart façades. A proposed 10-foot high monument sign with a brick base that matches the building façade is to be constructed at the southwest corner of the site.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its regular meeting on September 11, 2002 and, subsequent to conducting a public hearing at which no one spoke, voted 7:0 to recommend approval.

RECOMMENDATION

The Route 199 and Mooretown Road corridors have been planned for a mix of retail, office, light industrial and tourist-oriented development. The proposed restaurant will expand the variety of commercial uses in this area and will complement existing retail uses in the shopping center where located. Therefore, based on the considerations outlined above, I recommend that the Board approve this application subject to the conditions contained in proposed Resolution No. R02-175.

Carter/3337

Attachments:

- ? Excerpts of Planning Commission minutes, September 11, 2002
- ? Zoning Map
- ? Vicinity Map
- ? SUP Plan
- ? Building Elevation
- ? Sign Elevation
- ? Resolution No. R02-175